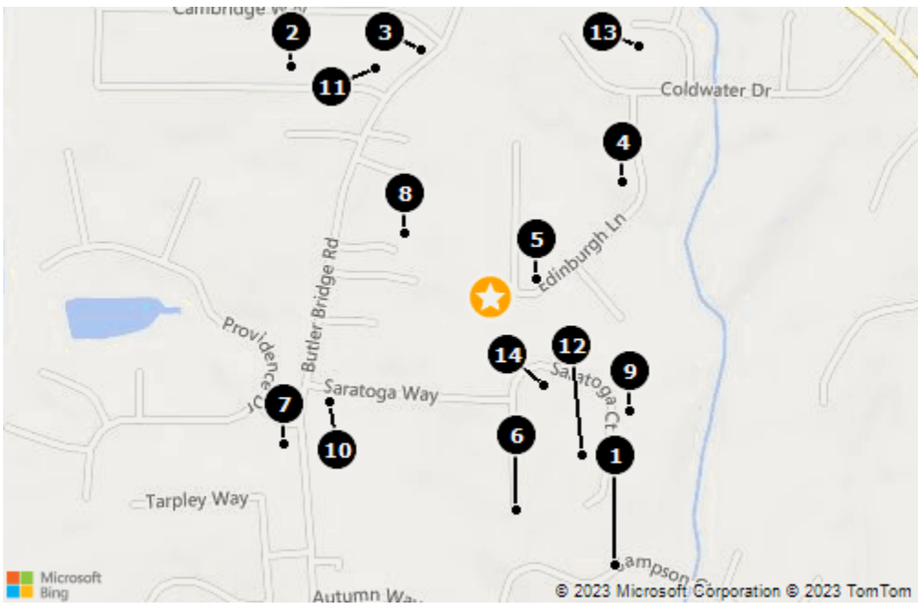
BLACK KNIGHT™

SiteX™ Report

OrderID: 89074065

SiteX Property Information Report



Subject Property Location

125 EDINBURGH LN, COVINGTON, GA 30016-7826

County:	**NEWTON GA**	Census Tract:	132171009.043003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0008A-00000-071-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$364,000**	FSD:	10
Value Range:	$327,600 - $400,400	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	TAX DISTRICT 1
Assd Land Value:	$8,800	Market Land Value:	$22,000	Tax Year:	2022
Assd Improvement:	$117,720	Market Improvment Value:	$294,300	Total Taxable Value:	$3,837
Total Assessed Value:	$126,520	Total Assessor Market Value:	$316,300	Delinquent Year:	
				Tax Account ID:	2562
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 71 Subdivision: COLDWATER CREEK

Abbreviated Description:	LT 71 COLDWATER CREEK UN2
City/Muni/Twp:	COUNTY

Property Characteristics

Lot Size:	30,492 SF	Bedrooms:		Pool:	
Building Area:	2422 SF	Baths:	3	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/01/2021	Loan Amount:	N/A
Document #:	023046 BK-PG 0000004305-0000000559	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	11/19/2021	Sales Price:	$334,570
Document #:	2021-006713 BK-PG 4305-557	Type of Sale:	Full Amount on Deed
Contract Date:	11/19/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 71 Subdivision: COLDWATER CREEK
Abbreviated Description: LT 71 COLDWATER CREEK UN2

Prior Transfer

Recording Date:	10/12/2021	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2021-005888 BK-PG 4284-394	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/12/2021		
Document Type:	Limited Warranty Deed		

SiteX™ Report

OrderID: 89074065

Legal Description:
Lot: 71 Subdivision: COLDWATER CREEK
Abbreviated Description: LT 71 COLDWATER CREEK UN2

Prior Transfer

Recording Date:	12/05/2019	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2019-005065 BK-PG 3934-331	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/05/2019		
Document Type:	Limited Warranty Deed		

Legal Description:
Lot: 71 Subdivision: COLDWATER CREEK
Abbreviated Description: LT 71 COLDWATER CREEK UN2

Prior Transfer

Recording Date:	07/16/2008	Sales Price:	$92,351
Document #:	BK-PG 2627-247	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/01/2008		
Document Type:	Foreclosure Sale		

Legal Description:
Lot: 71 District: 8 Subdivision: COLDWATER CRK UN 02 Land Lot: 12

Area Sales Analysis

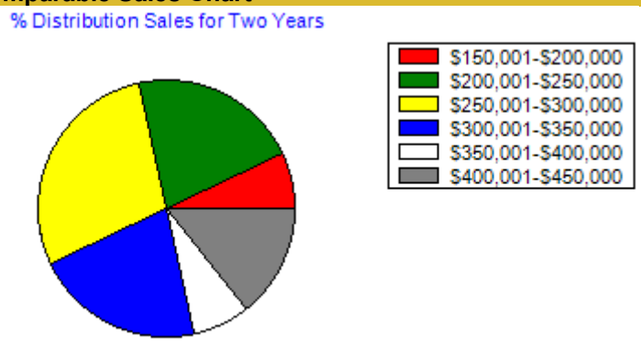
Total Area Sales	$4,163,339	Median # of Bedrooms	
Median Lot Size	30,710 SF	Median # of Baths	2
Median Living Area	1,690 SF	Median Year Built	1998
Price Range - 2 Yrs	$195,008 to $440,000	Age Range	16 years to 27 years
Median Value	$273,250	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**95 SAMPSON CT** **COVINGTON, GA 30016-9038**	03/30/2023	$275,000	$238	1154	//2	2007	26,136 SF	
		APN: 0009A-00000-123-000 Document #: 2023-001304 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: AUTUMN WOODS Abbreviated Description: Abbreviated Description:LT 46 AUTUMN WOODS PH2								
2	.41Mi.	**485 CAMBRIDGE WAY** **COVINGTON, GA 30016-4951**	02/06/2023	$215,000	$137	1559	//2	1998	25,700 SF	
		APN: 00080-00000-302-000 Document #: 2023-000564 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Subdivision: BETHANY ESTATES Abbreviated Description: Abbreviated Description:LT 59 BETHANY ESTATES III								
3	.35Mi.	**15 CAMBRIDGE WAY** **COVINGTON, GA 30016-4947**	11/10/2022	$264,163	$164	1605	//2	1998	25,265 SF	
		APN: 00080-00000-258-000 Document #: 2022-005756 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 94 Subdivision: BETHANY ESTATES Abbreviated Description: Abbreviated Description:BETHANY ESTATES LOT 94								
4	.24Mi.	**50 EDINBURGH LN** **COVINGTON, GA 30016-7821**	10/28/2022	$328,000	$131	2492	//2	2007	71,003 SF	
		APN: 0008A-00000-054-000 Document #: 2022-005606 Document Type: Limited Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: COLDWATER CREEK Abbreviated Description: Abbreviated Description:LT 54 COLDWATER CREEK UN2								
5	.07Mi.	**130 EDINBURGH LN** **COVINGTON, GA 30016-7822**	10/04/2022	$325,000	$139	2338	//3	2006	32,234 SF	
		APN: 0008A-00000-057-000 Document #: 2022-005174 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: COLDWATER CREEK Abbreviated Description: Abbreviated Description:LT 57 COLDWATER CREEK UN2								
6	.31Mi.	**10 SARATOGA CT** **COVINGTON, GA 30016-8973**	09/27/2022	$195,008	$138	1412	//2	1999	47,045 SF	
		APN: 00090-00000-069-000 Document #: 2022-005043 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Subdivision: SARATOGA Abbreviated Description: Abbreviated Description:LOT 53 SARATOGA								
7	.34Mi.	**15 SAGEMORE LN** **COVINGTON, GA 30016-9158**	09/02/2022	$425,000	$129	3287	//2	2005	40,511 SF	
		APN: 0009B-00000-088-000 Document #: 2022-004664 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 87 Subdivision: WEATHERFORD Abbreviated Description: Abbreviated Description:LT 87 WEATHERFORD								
8	.15Mi.	**2100 BUTLER BRIDGE RD** **COVINGTON, GA 30016-4926**	08/05/2022	$440,000	$174	2522	/4/3	1997	196,021 SF	
		APN: 00090-00000-032-000 Document #: 2022-004190 Document Type: Limited Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: BUTLER BRIDGE Abbreviated Description: Subdivision:BUTLER BRIDGE Abbreviated Description:4.50AC LT6 BUTLER BRG RD								
9	.25Mi.	**205 SARATOGA CT** **COVINGTON, GA 30016-8930**	06/23/2022	$248,018	$154	1608	//2	1999	32,670 SF	
		APN: 00090-00000-099-000 Document #: 2022-003508 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: SARATOGA Abbreviated Description: Abbreviated Description:LT 23 SARATOGA PHS II								
10	.27Mi.	**20 SARATOGA WAY** **COVINGTON, GA 30016-8976**	06/15/2022	$265,000	$149	1772	//2	1996	29,185 SF	
		APN: 00090-00000-051-000 Document #: 2022-003285 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 71 Subdivision: SARATOGA Abbreviated Description: Abbreviated Description:LT 71 SARATOGA SUB .67AC								

11	.34Mi.	**545 CAMBRIDGE WAY** **COVINGTON, GA 30016-4906**	06/13/2022	$250,000	$178	1400	//2	1998	27,007 SF	
	APN: 00080-00000-308-000 Document #: 2022-003161 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Subdivision: BETHANY ESTATES Abbreviated Description: Abbreviated Description:LT 53 BETHANY ESTATES III									
12	.25Mi.	**240 SARATOGA CT** **COVINGTON, GA 30016-8931**	05/10/2022	$305,650	$172	1777	//2	1998	33,106 SF	
	APN: 00090-00000-084-000 Document #: 2022-002586 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: SARATOGA Abbreviated Description: Abbreviated Description:LT 38 SARATOGA PHS II									
13	.39Mi.	**65 COLDWATER WAY** **COVINGTON, GA 30016-7812**	05/02/2022	$356,000	$163	2177	//2	2003	27,878 SF	Yes
	APN: 0008A-00000-029-000 Document #: 2022-002352 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Subdivision: COLDWATER CREEK Abbreviated Description: Abbreviated Description:LT 29 COLDWATER CREEK LL1									
14	.14Mi.	**130 SARATOGA CT** **COVINGTON, GA 30016-8904**	03/11/2022	$271,500	$183	1478	//2	1997	26,136 SF	
	APN: 00090-00000-078-000 Document #: 2022-001270 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Subdivision: SARATOGA Abbreviated Description: Abbreviated Description:LT 44 SARATOGA PHS II									

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**125 EDINBURGH LN**	**11/19/2021**	$316,300	$126,520	2,422	//3	2021	30,492 SF	
.02Mi.	**135 EDINBURGH LN**	**11/22/2021**	$314,200	$125,680	2,406	//3	2021	26,136 SF	
.02Mi.	**115 EDINBURGH LN**	**11/16/2021**	$322,000	$128,800	2,452	//3	2021	28,314 SF	
.04Mi.	**145 EDINBURGH LN**	**07/02/2009**	$208,300	$83,320	1,482	//3	2006	30,056 SF	
.05Mi.	**30 SARATOGA PT**	**08/19/2013**	$203,500	$81,400	1,320	//2	1997	38,768 SF	
.06Mi.	**105 EDINBURGH LN**	**03/29/2007**	$249,600	$99,840	2,398	//3	2006	32,670 SF	
.06Mi.	**20 SARATOGA PT**	**10/13/2016**	$190,200	$76,080	1,529	//2	1997	26,136 SF	
.07Mi.	**130 EDINBURGH LN**	**10/11/2019**	$229,800	$91,920	2,338	//3	2006	32,234 SF	
.07Mi.	**25 SARATOGA PT**	**10/06/2016**	$206,400	$82,560	1,578	//2	1998	28,314 SF	Yes
.08Mi.	**2010 BUTLER BRIDGE RD**	**10/25/2017**	$237,700	$95,080	2,222	/3/2	2001	1 SF	
.08Mi.	**155 EDINBURGH LN**	**11/22/2021**	$310,800	$124,320	2,793	//3	2021	2 SF	
.08Mi.	**140 EDINBURGH LN**	**11/12/2021**	$321,800	$128,720	2,452	//3	2021	26,136 SF	
.09Mi.	**125 SARATOGA CT**	**01/28/2021**	$215,400	$86,160	1,754	//2	1997	30,492 SF	
.09Mi.	**150 EDINBURGH LN**	**11/30/2021**	$299,300	$119,720	2,880	//2	2021	26,136 SF	
.1Mi.	**15 SARATOGA PT**	**11/09/2017**	$194,900	$77,960	1,425	//2	1997	30,056 SF	
.11Mi.	**160 EDINBURGH LN**	**01/13/2017**	$245,900	$98,360	2,300	//2	2013	26,136 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	34.81 years old	People In This Area Who Are Married:	21,300
Median Household Income:	$56,758	Households with Children:	7,057
Average Full-Time Individual Income:	$22,785	Most Common Education Level:	High School Graduate

School District

School District Zone:	NA	Students Enrolled:	NA
Number of Schools:	NA	Rating:	NA

SiteX™ Report

OrderID: 89074065

Assigned Schools

Proxim.	Name	Rating	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **125 EDINBURGH LN, COVINGTON, GA 30016-7826** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
BURGLARY	131%	NOTABLY HIGHER
ASSULT	73%	NOTABLY LOWER
ROBBERY	46%	SIGNIFICANTLY LOWER
RAPE	54%	NOTABLY LOWER
MURDER	95%	SIMILAR
CAR THEFT	57%	NOTABLY LOWER
OVERALL	88%	LOWER

Disaster Alerts

1/12/2023 - Severe Storm, Tornados

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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